

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
JANUARY 4, 1978

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, January 4, 1978 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - Ehrhardt, Hughes, Katzakian, Pinkerton and Katnich (Mayor)

Absent: Councilmen - None

Also Present: City Manager Glaves, Assistant City Manager Glenn, Public Works Director Ronsko, Community Development Director Schroeder, City Attorney Mullen (arrived at 8:03 p.m.), and City Clerk Reimche

INVOCATION

The invocation was given by Reverend Bob Mattheis, St. Paul's American Lutheran Church.

PLEDGE

Mayor Katnich led the Pledge of Allegiance to the flag.

PRESENTATIONS

Certificates of Appreciation were presented to Dr. Frank Johnson, Jr. and Mr. Verne Howen in recognition of their valuable contribution to the Community while serving as Trustees of the Library Board of Trustees.

PUBLIC HEARINGS

TIME EXTENSION
REQUESTED ON
VARIOUS SEGMENTS
OF GENERAL PLAN

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the Public Hearing to consider the City Planning Commission's recommendation for a request for a time extension on the Housing, Safety, Seismic Safety, and Noise Elements of the General Plan.

The matter was introduced by Community Development Director Schroeder.

There being no persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Following Council discussion on the matter, with questions being directed to Staff, Council, on motion of Councilman Katzakian, Ehrhardt second, directed the City Manager to apply to the State Office of Planning and Research for a time extension on completion of City's Housing, Safety, Seismic Safety, and Noise Elements of the General Plan.

Minutes of January 4, 1978, continued

PUBLIC HEARINGS
(Continued)

ZONING ORDINANCE
AMENDED TO PERMIT
CONDOMINIUM LOTS OF
PARCELS OF LESS THAN
TWO ACRES IN AREAS
ZONED R-2, R-LD, R-GA,
R-MD, R-HD, C-P, C-1
and C-2

ORD. NO. 1131
INTRO.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katrich called for the Public Hearing to consider the City Planning Commission's recommendation that the Zoning Ordinance be amended to permit condominium lots of parcels of less than two acres in areas zoned R-2, R-LD, R-GA, R-MD, R-HD, C-P, C-1 and C-2.

Community Development Director Schroeder introduced the matter and answered questions regarding the subject as were directed by Council.

Mr. Woodrow Mitchell, 129 S. Fairmont, Lodi apprised the Council that he had proposed this Zoning Ordinance amendment and spoke on behalf of the proposed amendment.

Mr. Robert Murphy, 746 Palm, Lodi addressed the Council concerning the amendment requesting clarification on various points concerning the matter.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Following Council discussion on the matter, Councilman Pinkerton moved introduction of Ordinance No. 1131 amending Section 27-13(c) of the City Code of the City of Lodi by the addition of subsection 3 which shall read in full as follows:

"Section 27-13(c) 3. Height and Area.

"3. Conversion to Condominiums: In districts where duplexes, triplexes, fourplexes, multi-family or group dwellings are permitted (i.e. R-2, single family, R-LD, residential low density, R-GA, residential garden apartment, R-MD, Residential medium density, R-HD, residential high density, C-P, commercial-professional, C-1 neighborhood commercial, and C-2 general commercial), the lot area may be modified to permit the conversion of the parcel to condominium use. However, in no instance shall the total lot area be less than what would normally be permitted for the total number of allowable units, and in no case may the front or rear yards, sideyards, abutting adjacent parcels, or exterior court areas be less than permitted in the particular district."

The motion was seconded by Councilman Ehrhardt and carried by unanimous vote.

EIR REPORT FOR IRIS
DRIVE-HAM LANE
GENERAL PLAN &
ZONING STUDY

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katrich called for the public hearing to consider the City Planning Commission's recommendation that the City Council certify as adequate the Final Environmental Impact Report for Iris Drive-Ham Lane General Plan and Zoning Study.

Minutes of January 4, 1978, continued.

EIR REPORT FOR IRIS
DRIVE-HAM LANE
(Continued)

Copies of the Environmental Impact Report for Iris Drive-Ham Lane General Plan and Zoning Study had been presented to each City Councilman at least thirty days in advance of this meeting to allow sufficient time for study and evaluation of the report by the Council.

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject area. Highlights of the report were presented to the Council by Mr. Schroeder who responded to questions regarding the matter as were directed by the City Council.

There were no persons in the audience wishing to speak on the matter and the public portion of the hearing was closed.

Following review, evaluation and discussion regarding the subject environmental documents, Council, on motion of Councilman Katzakian, Ehrhardt second, certified as adequate the final Environmental Impact Report for Iris Drive-Ham Lane General Plan and Zoning Study.

PARCELS AT S/W
CORNER OF S. HAM &
IRIS & PARCEL AT N/E
CORNER OF S. HAM &
SYLVIA REZONED FROM
R-GA TO C-P

ORD. NO. 1133 INTRO.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the Public Hearing to consider the City Planning Commission's recommendation that two parcels located at the southwest corner of South Ham Lane and Iris Drive and a parcel at the northeast corner of South Ham Lane and Sylvia Drive be rezoned from R-GA, Garden Apartment Residential to C-P, Commercial Professional. This Public Hearing was held in conjunction with the hearing on certifying as adequate, the final EIR for Iris Drive-Ham Lane General Plan and Zoning Study and background information was presented by Community Development Director Schroeder on both matters simultaneously.

There were no persons in the audience wishing to speak on the matter and the public portion of the hearing was closed.

Following discussion, Council, on motion of Councilman Ehrhardt, Katzakian second, introduced Ordinance No. 1133 amending the Official District Map of the City of Lodi and thereby rezoning two parcels located at the southwest corner of South Ham Lane and Iris Drive and a parcel located at the northeast corner of South Ham Lane and Sylvia Drive from R-GA, Garden Apartment Residential to C-P, Commercial Professional.

GENERAL PLAN LAND
USE ELEMENT AMEND-
MENT NO. 77-3

ORD. NO. 1132 INTRO.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Katnich called for the Public Hearing to consider the City Planning Commission's recommendation for approval of General Plan Land Use Element Amendment No. 77-3.

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GENERAL PLAN LAND
USE ELEMENT
ORD. NO. 1132 INTRO.
(Continued)

The matter was introduced by Community Development Director Schroeder who presented diagrams of the subject amendments for Council's perusal. Mr. Schroeder apprised the Council that legislation passed in 1974 mandates that City's General Plan and Zoning Maps be consistent.

There were no persons in the audience wishing to speak on the matter and the public portion of the hearing was closed.

Following Council discussion with questions being directed to Staff, Councilman Katzakian introduced Ordinance No. 1132 amending the Land Use Element of the General Plan by rezoning parcels in the area of Ham Lane, Iris Drive and Sylvia Drive from R-GA to C-P; rezoning parcels located on the north side of Kettleman Lane between Washington Street and Central Avenue from R-MD to C-2; rezoning a portion of the Lodi South Subdivision from R-1 to R-GA; and rezoning a parcel located at 810 South School Street from R-HD to C-2.

The motion was seconded by Councilman Ehrhardt and carried by unanimous vote.

COMMUNICATIONS

LAFCO PUBLIC
HEARING NOTICE

City Clerk Reimche announced that a notice had been received from LAFCO that a public hearing will be held Friday, January 20, 1978 at 2:00 p. m. in the Board Chambers in Stockton regarding the proposed formation of Fairway Estates County Service Area No. 18 (LAFC 44-77)

NOTICES RE PUC
MATTERS

Council was apprised of the receipt of Decision No. 88270 dated December 20, 1977 before the Public Utilities Commission re OII No. 1, Case No. 10342 and Application No. 57626 - Order Granting Staff Motion to Waive Portions of Rule 17.1 of the Commission's Rules of Practice and Procedure.

Council was advised that a Notice had been received from the Public Utilities Commission advising that the hearing regarding the Southern Pacific crossings in the City of Lodi has been removed from the calendar - said hearing to have been held January 10, 1978. Council discussion followed with questions regarding the subject being directed to Staff.

NOTICE OF APPLICATION BY GREYHOUND
LINES

City Clerk Reimche presented a Notice of Application by the Greyhound Lines, Inc. requesting authority to operate bus service between the junction of Interstate 80 and Highway 12 at Fairfield and Lodi.

NEW NUMBERING
SYSTEM APPROVED FOR
COUNCIL RESOLUTIONS

Council gave its tacit approval to the suggestion by the City Clerk that a new numbering system be adopted for Council Resolutions which would indicate the year adopted and number, i.e. 78-1.

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**NIMLO UPDATE IN UN-
EMPLOYMENT
COMPENSATION CASE**

City Manager Graves apprised the City Council of a mailgram he had received advising that the Preliminary Injunction had been denied the afternoon of December 29 in Unemployment Compensation Case and that an appeal had been filed.

**ITALIAN JOURNALIST
RESEARCHING VARIOUS
TOWNS & CITIES
THROUGHOUT WORLD
NAMED LODI**

Councilman Hughes informed the Council of a letter he had received from Mr. Antonio Giovanni, Journalist from the City of Lodi, Italy telling about his research about various towns and cities in the world named Lodi and expressing appreciation to Councilman Hughes for the documents he had previously sent to assist him in his research.

CONSENT CALENDAR

In accordance with report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Pinkerton, Ehrhardt second, were approved by Council.

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$389,941.66.

**AWARD-ASPHALT
MATERIAL-SECOND
HALF OF F.Y. 1977-78**

RES. NO. 78-1

ITEM NO. 1

Dense Grade Asphalt Concrete, Type B, 3/8".
Asphalt Binder shall be Viscosity Grade AR-4000
Paving Asphalt.

SUPPLIERS	A	B	C
	F.O.B. Plant (400 Tons)	Stockpile City Limits (100 Tons)	Hopper of Paver (1200 Tons)
<u>Claude C. Wood Co., Clements</u>			
Cost per ton including tax	\$12.19	\$13.992	\$15.052
Plus; City cost for mileage	1.26		
TOTAL COST PER TON	\$13.45	\$13.992	\$15.052
<u>McGaw Co., French Camp</u>			
Cost per ton including tax	\$11.66	\$13.89	\$14.20
Plus; City cost for mileage	1.84		
TOTAL COST PER TON	\$13.50	\$13.89	\$14.20

AWARD-ASPHALT
MATERIAL
RES. NO. 78-1(Contd.)

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ITEM NO. 2

Dense Grade Asphalt Concrete, Type B, 1 1/2" Asphalt Binder shall be Viscosity Grade AR-4000 Paving Asphalt.

SUPPLIERS

	A F.O.B. Plant (100 Tons)	B Stockpile City Limits (100 Tons)	C Hopper or Paver (400 Tons)
<u>Claude C. Wood Co., Clements</u>			
Cost per ton including tax	\$11.925	\$13.727	\$14.787
Plus: City Cost for mileage	1.26		
TOTAL COST PER TON	\$13.185	\$13.727	\$14.787
<u>McGaw Co., French Camp</u>			
Cost per ton including tax	\$11.66	\$13.89	\$14.20
Plus: City cost for mileage	1.84		
TOTAL COST PER TON	\$13.50	\$13.89	\$14.20

Following recommendation of the City Manager, Council adopted the following Resolution:

RESOLUTION NO. 78-1

RESOLUTION AWARDED THE CONTRACT FOR ASPHALT MATERIAL - SECOND HALF OF FISCAL YEAR 1977-78 TO MCGAW CO., - ITEM NO. 1 B & C AND ITEM NO. 2 C; AND TO CLAUDE C. WOOD COMPANY - ITEM NO. 1 A AND ITEM NO. 2 A & B.

AWARD-1/2 TON PICKUP
TRUCK FOR WHITE
SLOUGH

City Manager Graves presented the bids which had been received for a 1/2 ton pickup truck for White Slough as follows:

RES. NO. 78-2

BIDDER	AMOUNT
Geweke Ford	\$5,291.99
Sanborn Chevrolet	\$5,725.00

Following recommendation of the City Manager, Council adopted the following Resolution and approved Special Allocation Request in the amount of \$1,166.99 covering additional funding needed for this purchase:

RESOLUTION NO. 78-2

RESOLUTION AWARDED THE BID FOR A 1/2 TON PICKUP TRUCK FOR WHITE SLOUGH TO GEWEKE FORD IN THE AMOUNT OF \$5,291.99.

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AWARD - 3/4 TON
PICKUP SERVICE
TRUCK

RES. NO. 78-3

The City Manager presented bids which had been received for a 3/4 ton pickup service truck for Public Works as follows:

<u>BIDDER</u>	<u>AMOUNT</u>
Sanborn Chevrolet	\$7,490.25
Geweke Ford	\$7,386.16

Following recommendation of the City Manager, Council adopted the following Resolution and approved a Special Allocation Request in the amount of \$1,340.25 covering additional funding needed on this purchase:

RESOLUTION NO. 78-3

RESOLUTION AWARDING THE BID FOR A 3/4 TON PICKUP TRUCK FOR THE PUBLIC WORKS DEPARTMENT IN THE AMOUNT OF \$7,490.25 TO SANBORN CHEVROLET

"YIELD" SIGNS ON
TOKAY STREET AT
VIRGINIA AVENUE
APPROVED

RES. NO. 78-4

Council was apprised that the proposed opening of Tokay Street from Virginia Avenue to approximately 600 feet east of Virginia Avenue can be expected to create traffic hazards at the intersection to a degree which will warrant controls and that it is Staff's recommendation that Tokay Street be established as a street which yields to Virginia Avenue.

RESOLUTION NO. 78-4

RESOLUTION ESTABLISHING TOKAY STREET AS A STREET WHICH YIELDS TO VIRGINIA AVENUE AND AUTHORIZING THE PLACEMENT OF "YIELD" SIGNS ON TOKAY STREET AT VIRGINIA AVENUE.

RES. ESTABLISHING
CENTURY PARK AS A
"TEMPORARY" PARK

RES. NO. 78-5

Council was informed that it would be Staff's recommendation that Council consider adopting a resolution establishing Century Boulevard Park as a temporary facility and that it will be abandoned at such time the railroad grade crossing is constructed thereby allowing access to Salas Park.

Based on recent experience in using FAU Street Funds, it appears almost impossible to construct a street where park land is eliminated. Since the type of funding that will be used on the grade crossing construction is unknown at this time, it is felt that the City should go on record that this is a temporary facility.

RESOLUTION NO. 78-5

RESOLUTION ESTABLISHING CENTURY BOULEVARD PARK AS A TEMPORARY FACILITY.

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SPECS APPROVED ON
PAD-MOUNTED
TRANSFORMERS &
CABLE

COUNCIL APPROVED SPECIFICATIONS ON
THE FOLLOWING ITEMS AND AUTHORIZED
THE PURCHASING AGENT TO ADVERTISE
FOR BIDS THEREON:

- a) THIRTY-THREE 15-kv PADMOUNTED
DISTRIBUTION TRANSFORMERS
- b) 35,000 FEET OF 15-kv XLP CONCENTRIC
CABLE

REQUEST OF DR.
TOM CARLETON FOR
RELIEF FROM PRO-
VISIONS OF THE
BUILDING CODE

City Manager Graves apprised the Council that Dr. Tom Carleton had approached him seeking a means to bring the Teen Challenge Building and the Carleton Veterinary Hospital to Building Code as separate structures. These structures are presently considered as one building and because of their close proximity cannot be separated without certain structural changes.

Background information regarding the matter was presented by the City Manager and a diagram of the subject area was presented for Council's scrutiny.

A lengthy Council discussion followed with questions being directed to Staff and to Dr. Carleton who was in the audience.

On motion of Councilman Katzakian, Pinkerton second, Council deferred action on the matter and directed Staff to prepare a report listing the problem areas concerning this request and possible solutions and, requested Staff to submit this report to the City Council at the earliest possible date.

AMEND SPECIFIC
PLAN FOR
BECKMAN ROAD

ORD. NO. 1130

Staff presented for Council's perusal a detailed report on the specific changes that were made in the Beckman Road Specific Plan with the introduction of Ordinance No. 1130 and how these changes would affect the installation of future City facilities and construction of future buildings in that area.

Council was apprised that the existing right-of-way is 46 feet and all of the existing buildings have been set back at least 30 feet. The original 30-foot setback was established at the time the State constructed the frontage road and was changed in 1972 by the City Council when they adopted the existing specific plan for Beckman Road which requires a total of 78 feet of right-of-way. The existing Umbrella Sales and F & M. Distribution buildings were constructed at the original 30-foot setback. Under the proposed typical section to be approved by the City Council at its December 21, 1977 meeting, the new right-of-way width will be 51-1/2 feet with a 20-foot setback. This establishes a new setback which is approximately 4-1/2 feet less than the original 30 foot setback and this would allow an addition to the F & M Distribution building or any new building to be constructed 4-1/2 feet nearer the street than the existing

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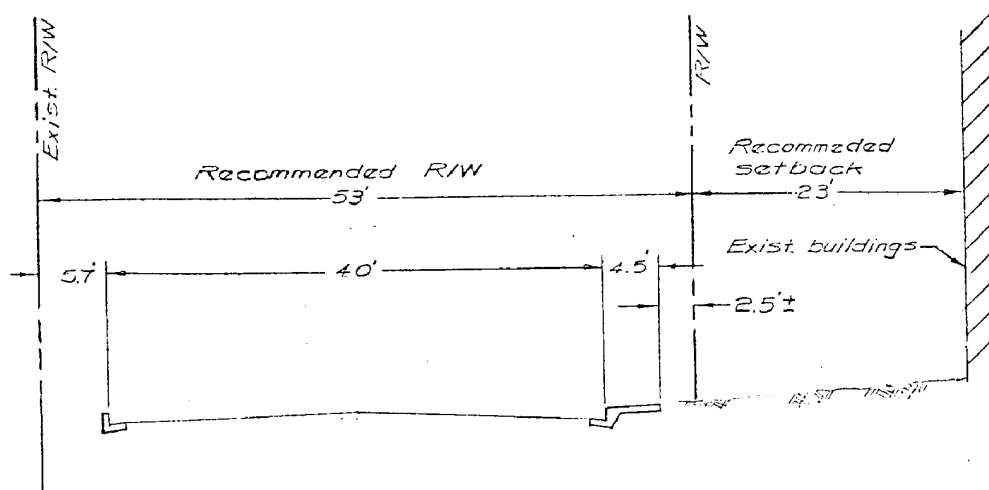
AMEND SPECIFIC
PLAN FOR BECKMAN
ROAD

ORD. NO. 1130
(Continued)

buildings. It is not understood why the new setback was not established as requested by the property owners, that of being equal to the original 30-foot setback. Losing this 4-1/2 feet appreciably reduces the flexibility of installing a 4-lane roadway and may require the ultimate relocation of the curb on the west side at additional cost to the City.

The one foot dimension from the back of the sidewalk to the new right-of-way is not sufficient for locating street and traffic signs, fire hydrants, water meter boxes, etc., in their standard location.

Based on the desire of the City Council of having a 40-foot roadway, a 4-foot sidewalk and not interfering with the existing building, the staff would have recommended, if given the opportunity, the following typical section:



A lengthy Council discussion followed with questions being directed to Staff. Council indicated its desire to delay action on this matter until such time as the interested parties who had previously addressed the Council on the matter would be available for input into possible revisions of Ordinance No. 1130 introduced December 21, 1977.

Mayor Katrinah asked that the action for setting this matter over be taken at that point on the Agenda when Ordinances are considered for adoption.

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**AGREEMENT FOR
1720 S. HUTCHINS
ST. - TOKAY VILLA
APPROVED**

The improvement plans and the improvement security for 1720 South Hutchins Street - Tokay Villa were presented for Council's approval.

Council was apprised that this development is an existing lot of 3.1 acres lying on the east side of South Hutchins Street approximately 1/4 mile south of Kertleman Lane. This development is zoned R-MD and the developers are proposing to construct a 90-unit apartment complex. The developers, Tokay Villa, a limited partnership, have completed all the requirements specified by the City codes.

Following Council discussion, with questions being directed to Staff, Council, on motion of Councilman Ehrhardt, Katrakian second, approved the improvement plans and the improvement security for Tokay Villa - 1720 South Hutchins Street and directed the City Manager to sign the Development Agreement, the Water Main Extension Reimbursement Agreement, and the Electrical Utility Agreement on behalf of the City.

**PLANS & SPECS
APPRVD. FOR
LAWRENCE PARK
OUTFIELD FENCE**

City Manager Graves presented for Council approval the plans and specifications for "Lawrence Park Outfield Fence, 350 N. Washington Street". In general the work consists of installing a 10-foot high chain link fence with a concrete curb. An alternate bid omitting the chain link fabric is also being requested. It is planned to cover the fence with signs, thus it may be more economical to leave out the fabric at this time.

On motion of Councilman Ehrhardt, Katrakian second, Council approved the plans and specifications for "Lawrence Park Outfield Fence, 350 N. Washington Street" and authorized the City Clerk to advertise for bids thereon.

**BASE RATE INCREASE
APPROVED FOR LODI
AMBULANCE
SERVICE**

At the December 21, 1977 Council meeting the City Clerk presented a letter which had been received from the Lodi Ambulance Service, Inc. advising that following a cost evaluation on the upcoming Social Security Tax increase and the Federal Wage hourly increase, it is apparent the Lodi Ambulance Service will have to increase its ambulance base rate. The letter dated December 14, 1977 gives written notice to the City of Lodi that within 30 days, the now existing Lodi Ambulance Service base rate of \$50.00 will be increased to \$55.00.

RES. NO. 78-6

Mayor Katrich then directed Staff to meet with the owners of the Lodi Ambulance Service to review the request for an increase in the ambulance base rate and to report to the Council on the meeting.

A written report regarding this meeting was presented for Council's perusal. The report concluded with Staff's recommendation that Council approve the proposed base rate increase for ambulance service to \$55.00.

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**BASE RATE
LODI AMBULANCE
SERVICE
RES. NO. 78-6
(Continued)**

Following Council discussion, with questions being directed to Staff, Council, on motion of Councilman Ehrhardt, Katzakian second, adopted Resolution No. 78-6 approving base rate increase for Lodi Ambulance Service to \$55.00 effective January 20, 1978.

**PROPOSAL FROM
ARCHITECT COVER-
ING COST OF
RENOVATION OF "OLD"
TOKAY HIGH SCHOOL
AUDITORIUM**

City Manager Graves presented a proposal which had been received from Franceschi and Schroeder, A.I.A. for the content and cost of a report covering the renovation of the "Old" Tokay High School Auditorium. Council was apprised that the work would be performed on an hourly basis with a maximum fee of \$3,000.00 being proposed for the study.

A recap of the information proposed to be contained in the report was given the Council by City Manager Graves. Lengthy Council discussion followed with questions being directed to Staff.

With Council's tacit concurrence, Mayor Karnick deferred action on the matter and requested that the Citizen's Committee chaired by Mr. Ken Boyd meet with the Council at a future Informal Informational Meeting regarding this subject.

**CITIZEN INDICATES
INTEREST IN PUR-
CHASING PROPERTY
ADJACENT TO MSC**

City Manager Graves and all members of the City Council had previously received letters from Mr. William E. Graffigna and Mr. William E. Graffigna, Jr. advising that they are the owners of the property located on the corner of Ham Lane and Kettleman Lane next to the corporation yard owned by the City of Lodi. The letter apprises the Council of Mr. Graffigna's interest in purchasing City owned property located to the west of the Graffigna property. Mr. Graffigna enclosed with his letter a plot plan of their property and the property owned by the City of Lodi and further stated that they feel this addition to their existing property would give them enough property to develop an additional business at that location.

City Manager Graves presented for Council's scrutiny the Master Plan for the Municipal Service Center and responded to questions regarding the matter as were directed by the Council.

Following lengthy discussion, Mayor Karnick appointed Councilman Katzakian and Councilman Pinkerton to meet with City Manager Graves and Public Works Director Ronsko regarding the Master Plan for the Municipal Service Center and the City's future land requirements and facility needs at that site.

Minutes of January 4, 1978, continued

**ACTION DEFERRED
ON ADOPTION OF
ORD, NO. 1130**

**"ORD, AMENDING
THE SPECIFIC PLAN
FOR BECKMAN ROAD"**

Following discussion, on motion of Councilman Katzakian, Ehrhardt second, Council deferred action on the adoption of Ordinance No. 1130, introduced December 21, 1977 entitled "An Ordinance Amending the Specific Plan for Beckman Road", to a date uncertain when interested persons who had previously addressed the Council on the matter would be available to have input into possible revisions of the ordinance by the following vote:

Ayes: Councilmen - Ehrhardt, Hughes, Katzakian, and Katnich

Noes: Councilmen - Pinkerton

Absent: Councilmen - None

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at approximately 10:55 p.m. by Mayor Katnich.

Attest:

Alice M. Reimche
ALICE M. REIMCHE
CITY CLERK